



**Carleton Road, Chorley**

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached property situated in a sought-after area of Chorley. An ideal family home, this property is nestled near lovely nature walks and is easily accessible to the Leeds Liverpool canal and surrounding villages. Located just a five-minute drive from Chorley town centre, it boasts superb local schools, shops, and amenities along with fantastic travel links via the nearby Chorley train station and motorways, ensuring easy connectivity for commuters and families alike.

Entering the property through the welcoming porch, you are greeted by a spacious main hallway with stairs leading to the upper level. To the left, you'll find a generous lounge with a large front-facing window and a feature fireplace. The lounge is set in an open plan layout with the dining area, which flows through to a bright conservatory at the rear through double patio doors. This airy conservatory provides additional living space and access to the garden. Completing the ground floor is a modern kitchen with ample worktop space, room for freestanding appliances, and an integrated dishwasher.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. The master bedroom and third bedroom benefit from integrated storage. A three-piece family bathroom, complete with an over-bath shower, completes this floor.

Outside, the front of the property features a well-maintained lawn and a multi-car driveway leading to an enclosed carport, accessible from both the front and rear. This space provides convenient outdoor storage, with an additional storage shed also available. The generous rear garden is arranged across three tiers: a lower patio with a built-in outdoor wood-burning fire, ideal for garden furniture and cozy gatherings; a raised faux grass lawn; and a third level with additional patio space and electrical access.

Early viewing is highly recommended to avoid disappointment.

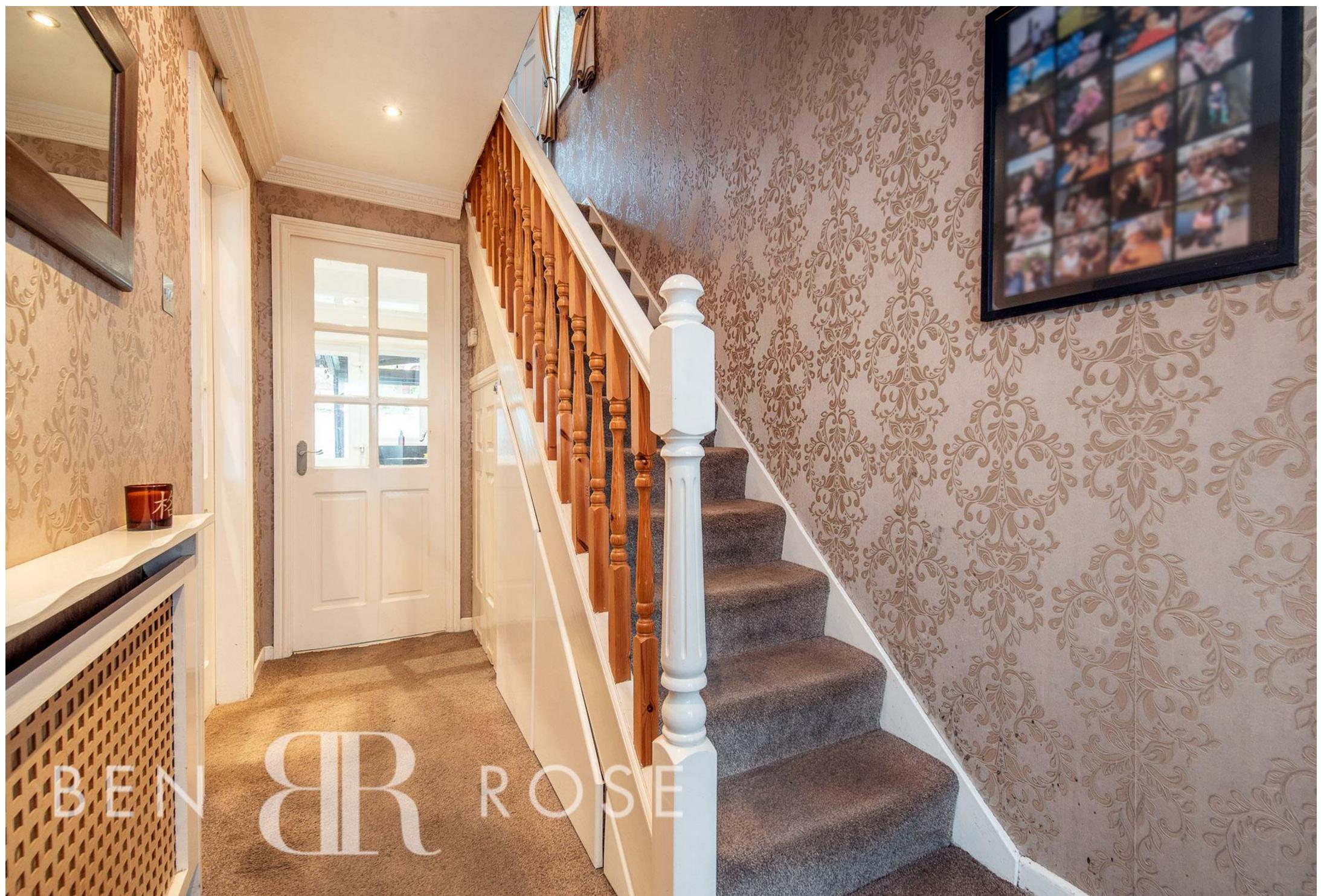


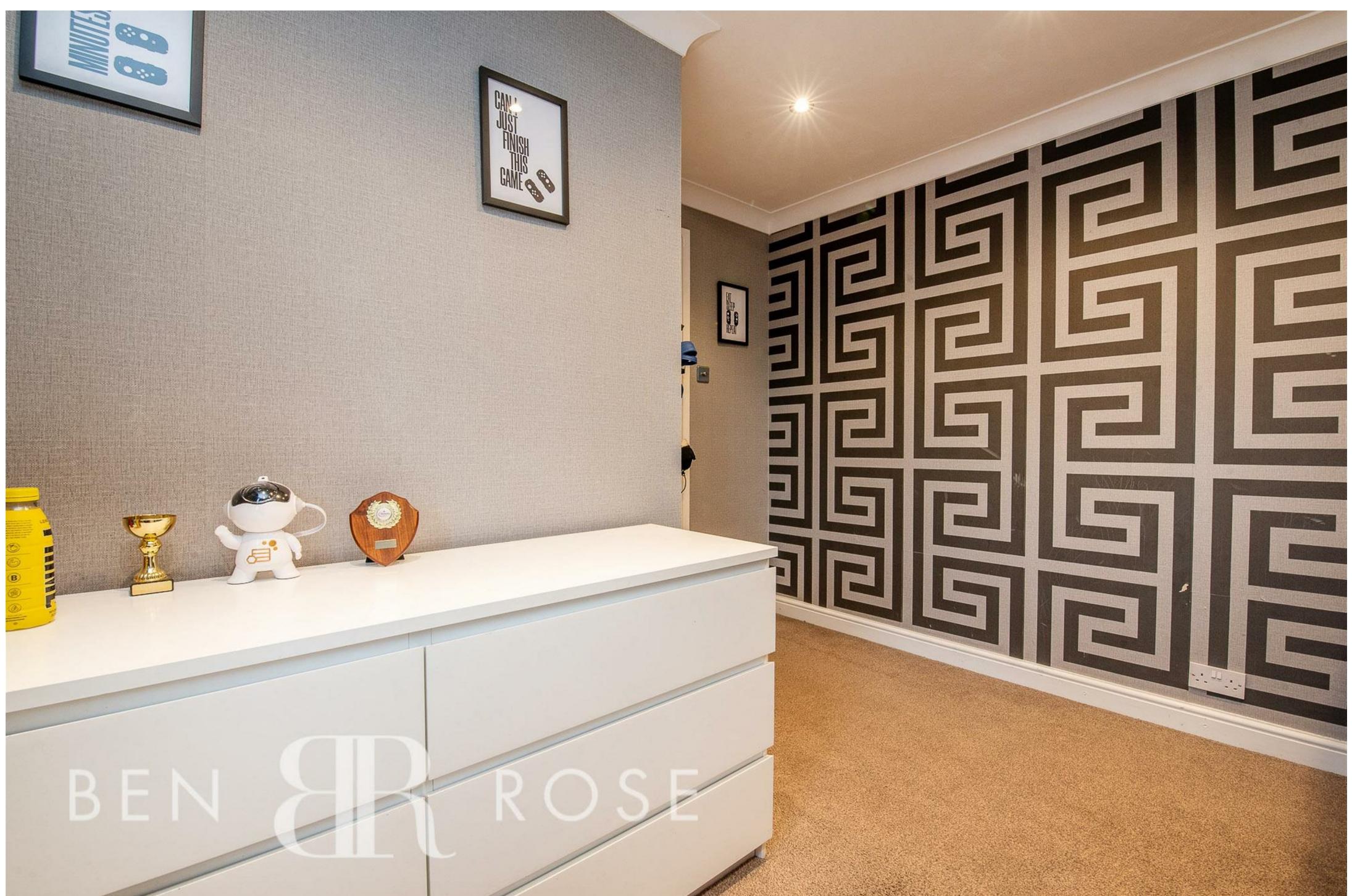
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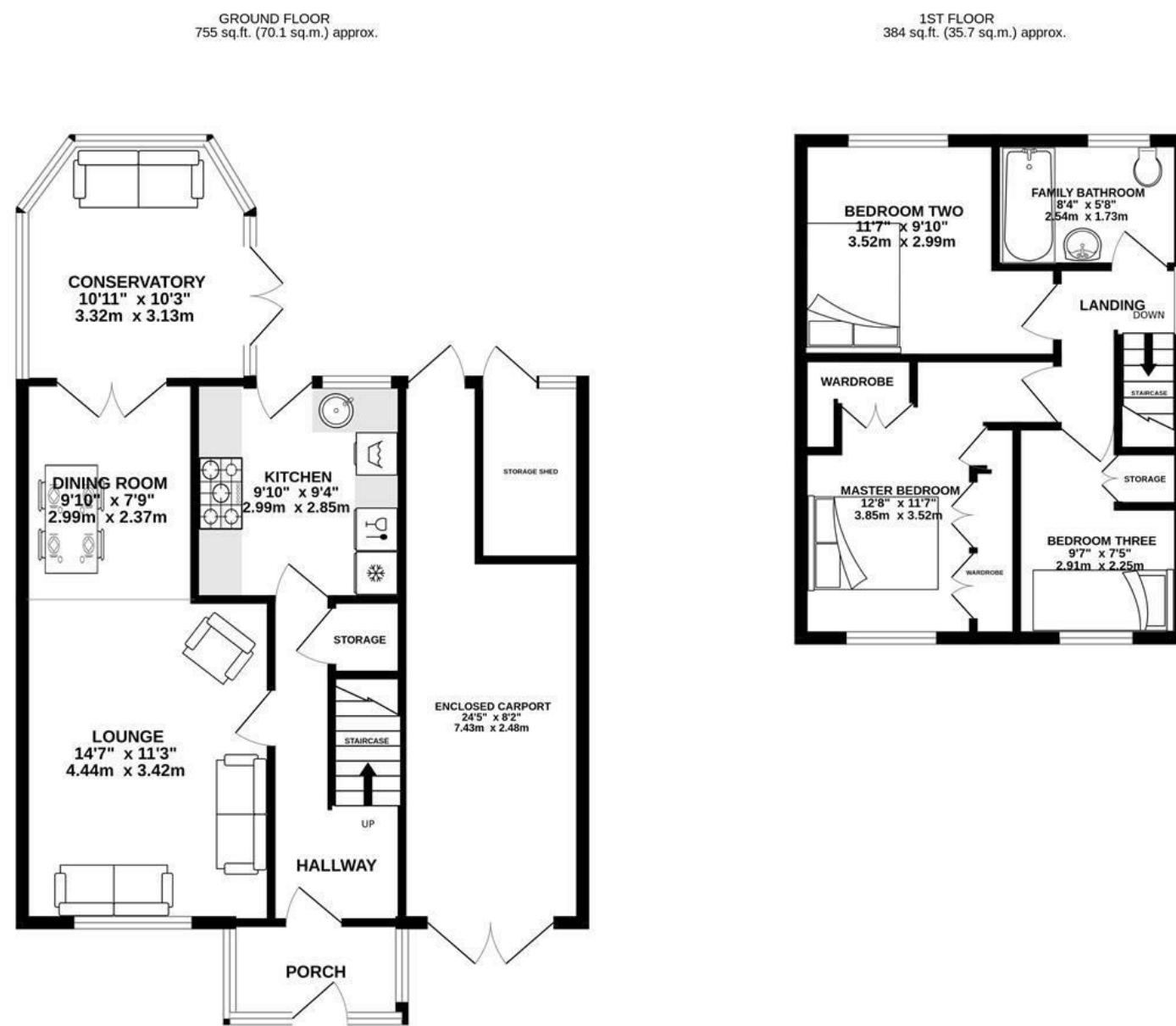
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**TOTAL FLOOR AREA : 1138 sq.ft. (105.8 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

